

ORDINANCE NO. 965

AN ORDINANCE AMENDING THE CODE OF THE CITY OF LODI THEREBY ADDING SECTION 27-6A, R~~ELD~~, LOW DENSITY MULTIPLE-FAMILY RESIDENTIAL DISTRICT AND AMENDING SECTION 27-13 RE AUTO-MOBILE PARKING SPACE.

The City Council of the City of Lodi does ordain as follows:

Section 1. Chapter 27 of the Code of the City of Lodi is hereby amended by the addition of Section 27-6A to read as follows:

The following regulations shall govern except as otherwise provided in Section 27-13:

(a) Purpose. The Low Density Multiple-Family Residential District is designed to accommodate single, two, three and four-family dwellings in newly-subdivided areas and is not intended for use in areas of the City already developed for urban purposes.

(b) Uses Permitted.

1. One-family and two-family dwellings subject to the area limitations as hereinafter provided.
2. Three-family and four-family dwellings subject to the area limitations as hereinafter provided.
3. The following additional uses subject to securing a use permit:
 - (i) School
 - (ii) Park
 - (iii) Playground
 - (iv) Community Center

(v) Church

(vi) Museum

(vii) Golf Course (excluding miniature golf course} and
similar recreational uses of a non-commercial
nature.

(viii) Public Utilities Services Building

(c) Dwelling Type Ratio.

In areas zoned R-LD the Subdivision Map shall provide
one single-family parcel for each duplex, triplex and four-
plex parcel.

(d) Height and Area.

1. Building height limit: Two stories and not to exceed
thirty-five feet.

2. Building site area required: **For** the various types
of buildings permitted, the provisions shall be as
follows :

(i) **For** one-family dwellings: A minimum of five
thousand square feet and fifty feet in width for each
main building and its accessory buildings.

(ii) **For** two-family dwellings: A minimum of six thou-
sand square feet and sixty feet in width for each
main building and its accessory buildings.

(iii) **For** three-family dwellings: A minimum of nine
thousand square feet and seventy-five feet in width
for each main building and its accessory buildings.

(iv) **For** four-family dwellings: A minimum of twelve
thousand square feet and ninety feet in width for
each main building and its accessory buildings.

(v) For other permitted types of buildings the minimum lot area shall be sufficient to provide the yard areas and parking spaces hereinafter specified for the several types of buildings with a minimum lot width of one hundred feet.

(e) Minimum Yards.

1. Front Yard: Not less than twenty feet to the front line of the main building.
2. Side Yard: A minimum of five feet, except that on corner lots the side yard on the street side shall be increased to a minimum of ten feet; and provided further that any carport or garage must be set back not less than twenty feet from the street property line.
3. Rear Yard: The rear yard shall not be less than ten feet except that for corner and reverse corner lots, the rear yard may be reduced to seven and one-half feet, or to a minimum of five feet when the lot rears upon an alley.
4. Land Coverage: The above minimum yards shall be increased, where necessary, so that in no case shall the maximum coverage of the main building and its accessory buildings exceed forty per cent of the area of the building site.

Section 2. Chapter 27-13 entitled, "General Provisions and Exceptions" is hereby amended by the addition of the following subparagraph to subsection (b) Automobile parking space:

(v) Two-family, three-family and four-family dwellings
in areas zoned Low Density Multiple-Family Residential
shall provide one and one-half off-street parking spaces
for each dwelling unit, which space shall be on the same
lot as the main building. Two-thirds (i. e. 66 2/3%) of
such spaces shall be located within a private garage or
carport.

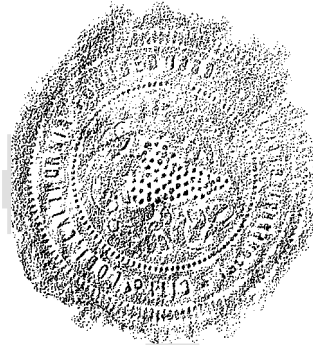
Section 3. All ordinances and parts of ordinances in conflict herewith
are hereby repealed insofar as such conflict may exist.

Section 4. This ordinance shall be published one time in the "Lodi
News-Sentinel," a daily newspaper of general circulation, printed and
published in the City of Lodi, and shall be in force and take effect thirty days
from and after its passage and approval.

Approved this 19th day of January, 1972.

Walter J. Katnich
WALTER J. KATNICH
Mayor

Attest: *Bessie L. Bennett*
Bessie L. Bennett
City Clerk



State of California

County of San Joaquin, ss.

I, Bessie L. Bennett, City Clerk of the City of Lodi, hereby certify that Ordinance No. 965 was introduced at a regular meeting of the City Council of the City of Lodi held December 15, 1971, and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held January 19, 1972, by the following vote:

Ayes: Councilmen - Ehrhardt, Hughes, Kirsten, Schaffer
and Katnich

Noes: Councilmen - None

Absent: Councilmen - None

I further certify that Ordinance No. 965 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

